

NASHUA CITY PLANNING BOARD  
January 14, 2016

The regularly scheduled meeting of the Nashua City Planning Board was held on Thursday, January 14, 2016 at 7:00 PM in the auditorium at City Hall.

Members Present: Adam Varley, Chair  
Scott LeClair, Vice Chair  
Dan Kelly, Secretary  
Steve Dookran, City Eng.  
David Robbins  
Ed Weber  
Steven Zedeck, alt.  
Suneela Mistry, alt.

Also Present: Roger Houston, Planning Director  
Linda Panny, Planner I

Mr. Varley said Mr. Zedeck and Ms. Mistry will be participating but not voting.

**Approval of Minutes**

November 19, 2015

**MOTION** by Mr. Kelly to approve the minutes of November 19, 2015.

**SECONDED** by Mr. LeClair

**MOTION CARRIED** 6-0

December 3, 2015

**MOTION** by Mr. LeClair to approve the minutes of December 3, 2015.

**SECONDED** by Mr. Kelly

**MOTION CARRIED** 5-0, 1 ABSTENTION

**COMMUNICATIONS**

Mr. Houston went over the following items that were received after the mailing went out:

- New Planning Board Member Information Sheet
- 2016 NCPB Meeting and Deadline Dates
- Communication from Fire Marshall re: Case #1
- Communication from Jeanne Walker re: Case #1
- Colored plan re: Case #1
- Communication from Jeanne Walker re: Case #2
- Communication from Jeanne Walker re: Case #3
- Communication from David Fredette re: Case #4
- Communication from Dale & Marie Tessier re: Case #4

#### **REPORT OF CHAIR, COMMITTEE & LIASON**

NRPC: Mr. Kelly said the final report from the strategy session at NRPC is now complete. He will make it available to the Board. On January 13<sup>th</sup>, NRPC submitted a motion to intervene on the pipeline project. The motion was accepted today, January 14<sup>th</sup>.

CIC: Mr. Kelly said they completed the CIC sessions on Monday, January 11<sup>th</sup>. The next step is to forward on to the Alderman and the Planning Board.

#### **PROCEDURES OF THE MEETING**

Mr. Varley went into the procedure of the meeting as follows: After the legal notice of each conditional, special use permit, site plan or subdivision plan is read by the Chair, the Board will determine if that the application is complete and ready for the Board to take jurisdiction. The public hearing will begin at which time the applicant or representative will be given time to present an overview and description of their project. The applicant shall speak to whether or not they agree with recommended staff stipulations. The Board will then have an opportunity to ask questions of the applicant or staff.

The Chair will then ask for testimony from the audience. First anyone wishing to speak in opposition or with concern to the plan may speak. Please come forward to the microphone, state their name and address for the record. This would be the time to ask questions they may have regarding the plan. Next public testimony will come from anyone wishing to speak in favor of the plan. The applicant will then be allowed a rebuttal period at which time they shall speak to any issues or concerns raised by prior public testimony.

One public member will then be granted an opportunity to speak to those issues brought by the applicant during their rebuttal period. The Board will then ask any relevant follow-up questions of the applicant if need be.

After this is completed the public hearing will end and the Board will resume the public meeting at which time the Board will deliberate and vote on the application before us. The Board asks that both sides keep their remarks to the subject at hand and try not to repeat what has already been said.

Above all, the Board wants to be fair to everyone and make the best possible decision based on the testimony presented and all applicable approval criteria established in the Nashua Revised Ordinances for conditional, special use permits, site plans and subdivisions. Thank you for your interest and courteous attention. Please turn off your cell phones and pagers at this time.

**OLD BUSINESS - CONDITIONAL/SPECIAL USE PERMITS**

None

**OLD BUSINESS - SUBDIVISION PLANS**

None

**OLD BUSINESS - SITE PLANS**

None

**NEW BUSINESS - CONDITIONAL/SPECIAL USE PERMITS**

None

**NEW BUSINESS - SUBDIVISION PLANS**

1. City of Nashua (Owner) Renaissance at Nashua, LLC (Applicant) - Application and acceptance of proposed consolidation and subdivision. Property is located at 62 & 70 Bridge Street. Sheet 40 - Lots 34 & 48. Zoned "GI/MU" General Industrial/Mixed Use. Ward 7.

**MOTION** by Mr. Weber that the application is complete and the planning board is ready to take jurisdiction.

**SECONDED** by Mr. LeClair

**MOTION CARRIED 6-0**

Steve Auger, HSI Inc.

Mr. Auger introduced himself and said James Vayo of Renaissance Downtowns, LLC was also present. He gave an overview of the proposed project. He said they are requesting two waivers; the first is regarding the requirement for an existing conditions plan, and the second is regarding design standards for a private street.

Mr. Varley asked Staff if there are outstanding issues regarding item #3 in the staff report, despite the communication from the Fire Marshall which states that there are no concerns.

Mr. Houston said no.

Mr. Varley asked if they could delete the condition.

Mr. Houston said they could.

Mr. Varley asked, regarding the requirement to show the 12' levee on the plan, where this condition is reflected. He did not see it mentioned in the staff report or comments from the City Engineer's office.

Mr. Vayo said it is on the second page of the staff report, under drafting corrections.

Mr. Houston said the colored plan included in the packet and displayed on the wall reflects this. There is some confusion because two different engineering companies were involved in this project.

Mr. Kelly asked if porous material will be used when paving Bancroft Street.

James Vayo, Renaissance Downtowns, LLC

Mr. Vayo said a portion of the street will have porous pavement. He said, regarding site design standards, they are planning to come back before the Board for a site plan amendment to reconcile the subdivision with the site plan.

Mr. LeClair asked if any of the comments in the January 12<sup>th</sup> letter from Jeanne Walker will affect the subdivision lot lines, or do they only pertain to site plan issues.

Mr. Vayo said the Army Corps of Engineers, the City of Nashua and Renaissance Downtowns, LLC are working together to accommodate emergency access to the levee. They have a few options, but he cannot give a concrete answer at this time. The intention is to resolve the issue without moving the lot line.

Mr. Houston said if needed, the applicant can come back for approval of lot line relocation. Item #10 in the staff report covers this issue.

Mr. Dookran asked if the road design will accommodate the abutter.

Mr. Auger said that should have been addressed during the site plan approval process. It does not have anything to do with this subdivision.

**SPEAKING IN OPPOSITION OR CONCERN**

None

**SPEAKING IN FAVOR**

None

**MOTION** by Mr. LeClair to approve New Business - Subdivision Plan #1. It conforms to § 190-138(G) with the following stipulations or waivers:

1. The request for a waiver of NRO190-282(B) (9), which requires the plan to show existing conditions on and adjacent to the site including topography, is granted, finding that the waiver will not be contrary to the spirit and intent of the regulation.
2. The request for a waiver of NRO 190-211(B), which requires private streets to be design to the standards of a public street, is granted, finding that the waiver will not be contrary to the spirit and intent of the regulation.
3. Prior to the issuance of any building permit all comments in a letter from Jeanne Walker, P.E. dated January 12, 2016 shall be addressed to the satisfaction of the Engineering Department.

4. Prior to recording of the plan, addresses shall be assigned for the subdivision by the Fire Department.
5. Prior to recording the plan, the applicant shall provide a guarantee for the subdivision improvements, including pavement, traffic signal, signage, intersection, drainage infrastructure, landscaping, lighting, and sidewalk. The applicant's professional engineer(s) shall provide an estimate of the cost of the public improvements for review by the City Engineer who shall determine the guarantee amount. The guarantee shall be in a form acceptable to the City's Corporation Counsel. Reductions in the guarantee (bond, letter of credit or other form of guarantee) shall be processed, from time to time, in the customary manner.
6. Prior to the commencement of any site work, the Alteration of Terrain (AOT) permit must be approved by the New Hampshire Department of Environmental Services.
7. Prior to commencement of any work with in the protected shoreland, a Shoreland Permit must be approved by the New Hampshire Department of Environmental Services (NHDES).
8. All written easements shall be prepared by the applicant and submitted to the Planning Department and Corporation Counsel for review and approval and recorded with the subdivision plan unless approved by Corporation Counsel to be recorded at a later time but prior to any building permit issuance or construction activity on the site.
9. Prior to the issuance of any building permit or construction activity for Lot 50 (34-2 on the plan) the applicant shall amend the site plan to show Building "C" and its parking area as Phase II; and show the legal lots of this subdivision plan on site plan so the buildings and parking are shown in relation to those lines.
10. Stormwater documents will be submitted to City staff for review and recorded prior to the issuance of a building permit.
11. Prior to the recording of the subdivision plan the drafting corrections as referred to in this staff report shall be made by the applicant and any other minor drafting corrections as needed by city staff.

**SECONDED** by Mr. Weber

**MOTION CARRIED 6-0**

2. Frank Queen, Sr. (Owner) - Application and acceptance of proposed four lot subdivision. Property is located at 30 Burke Street & "L" Underhill Street. Sheet 14 - Lot 504. Zoned "RB" Urban Residence. Ward 7.

**MOTION** by Mr. Kelly that the application is complete and the planning board is ready to take jurisdiction.

**SECONDED** by Mr. LeClair

**MOTION CARRIED 6-0**

Richard Maynard, Maynard & Paquette Engineering

Mr. Maynard introduced himself as representing the applicant. He gave an overview of the proposed project. He said they are requesting two waivers regarding the requirements for underground utilities and sidewalk construction on Underhill Street. The applicant is proposing to make a contribution of \$3,300.00. He also said stipulation #3 should reflect Jeanne Walker's most recent letter dated January 14, 2016.

Mr. Weber asked if the proposed sidewalk repairs along Burke Street would be up to City code.

Mr. Maynard said yes.

Mr. Dookran said he believes there is a utility guide pole across from the proposed driveway location. This may need to be adjusted.

Mr. Maynard said he would take note of this.

**SPEAKING IN OPPOSITION OR CONCERN**

John Bugeau, 73 Underhill St.  
Jon Wingate, 70 Underhill St.  
Marc Rancourt, 74 Underhill St.  
Brenda Silvi, 75 Underhill St.  
Diana Mannisto, 37 Burke St.

**SPEAKING IN FAVOR**

None

**SPEAKING IN OPPOSITION OR CONCERN - REBUTTAL**

Mr. Maynard said Underhill Street falls within the "RB" zone, which allows duplexes. He clarified that the rear yard setback is 20'. Regarding privacy barriers, this is a standard subdivision and property owners can choose to plant trees or other barriers on their own lots if desired.

Mr. Varley asked if any fencing is proposed with this plan.

Mr. Maynard said no.

Mr. Varley asked what the estimated distance will be from the rear property line to the new house.

Mr. Maynard said tentatively, it would be 50' or 60'. Regarding snow plowing, there is nothing the applicant can do about this. This is something homeowners will need to work on with the City. Regarding complaints about the poor condition of Underhill Street due to previous construction, there is nothing the applicant can do about this. Homeowners should contact the Public Works department.

Mr. Varley asked if Mr. Maynard will be disturbing the pavement on Underhill Street.

Mr. Maynard said yes, to put utilities in. The gas line stops short of the cul-de-sac, but this is at the discretion of the gas company. Regarding the comment about the tree along the lot line, removal of the tree requires permission from both of the property owners. They both share ownership of the tree. Regarding traffic concerns, there is nothing the applicant can do. Burke Street has always been a busy street. Adding two single-family homes on the street will have minimal impact.

Mr. Varley asked Mr. Maynard to address whether or not lot 506 could be further subdivided.

Mr. Maynard said no, because it would not meet the minimum lot size requirement. He added, regarding porta potty locations and construction vehicle access, that his client is a responsible builder and will be reasonable.

Mr. LeClair asked, regarding the overhead utilities on Underhill Street, if there is an intention for a new pole set.



Mr. Maynard said it is likely there will be one more pole. PSNH will not commit to a location until building permit issuance.

Mr. LeClair asked Mr. Maynard to address the abutter concerns regarding the new utility line and the ROW.

Mr. Zedeck asked if the applicant could address general abutter concerns about the proposed construction site.

Frank Queen Jr., Project Contractor

Mr. Queen said they will make sure to place the porta potty in front of the existing two-family lot, to appease the neighbors.

Mr. Kelly asked Mr. Maynard to explain his construction time frame.

Mr. Maynard said Burke Street is going to be paved in June 2016. The Burke Street lot will be completed in Spring/Summer and the Underhill Street lot in late Summer/Fall.

Mr. Kelly asked if there will be gas in the new houses.

Mr. Maynard said most likely.

Mr. LeClair asked if there is any intention to remove the tree along the lot line, as referenced by the abutter.

Mr. Maynard said the plan does not indicate that the tree will be removed.

Mr. Weber asked what time construction will start, in considering of the noise ordinance and the neighbors.

Mr. Maynard said the ordinance allows construction to start at 7 a.m.

Mr. Dookran said construction is allowed from 7 a.m. to 8 p.m. on weekdays and Saturday, and 8 a.m. to 7 p.m. on Sundays.

John Bugeau, 73 Underhill St.

Mr. Bugeau thanked the Board for their thoughtful consideration. He said they would like to request an 8 a.m. start time for construction. When the Burke Street construction begins, they would ask that construction vehicles park in the lot where the

duplex is currently planned, keeping traffic out of the cul-de-sac. As far as the power line, it appears that the access pole in front of Mr. Rancourt's house, thus requiring the new line to cut across one or two trees in his yard. If this is the case, he would like to contractor to work with him to find a suitable resolution to this issue. He asked that the contractor also give consideration of the construction layout on the new lot.

Mr. Maynard said the abutters have been given the developer's contact information, if they have questions or concerns. They will do the best they can in regards to parking, but they are dealing with two different construction sites. He said he cannot prevent the construction workers from starting at 7 a.m.

Mr. LeClair asked Mr. Maynard to clarify the location of the proposed new house.

Mr. Dookran updated the abutters on the status and schedule of Burke Street road improvements.

The Board discussed whether or not they could stipulate a start time for construction workers.

**MOTION** by Mr. LeClair to approve New Business - Subdivision Plan #2. It conforms to § 190-138(G) with the following stipulations or waivers:

1. The request for a waiver of § 190-221(C), which requires underground utilities to be installed, is granted, finding that the waiver will not be contrary to the spirit and intent of the regulation.
2. The request for a waiver § 190-212(A)(1), which requires that a sidewalk be located on at least one side of the street, is granted, finding that the waiver will not be contrary to the spirit and intent of the regulation. The applicant has agreed to make a contribution in the amount of \$3,300.00 in lieu of sidewalk construction pursuant to §190-212(D)(2), payment to be made prior to recording the plan.
3. Prior to recording the plan, all comments in a letter from Jeanne Walker dated January 14, 2016 shall be addressed to the satisfaction of the Engineering Department.
4. Prior to recording of the plan, all comments in an e-mail from Cynthia Bautista shall be addressed to the satisfaction of the Fire Department.

5. Stormwater documents will be submitted to Planning staff for review and recorded with the plan at the applicant's expense.
6. The builder will maintain construction equipment on lot to maximum extent possible.

**SECONDED** by Mr. Weber

**MOTION CARRIED 6-0**

**NEW BUSINESS - SITE PLANS**

3. Emme Kate LLC (Owner) Albrecht Auto Group (Applicant) - Application and acceptance of proposed site plan amendment to demolish existing buildings and construct a new 33,368 sf building and associated site improvements. Property is located at 11 & 15 Marmon Drive. Sheet A - Lots 439 & 681. Zoned "HB" Highway Business & "RA" Urban Residence. Ward 7.

**MOTION** by Mr. Kelly that the application is complete and the planning board is ready to take jurisdiction.

**SECONDED** by Mr. Weber

**MOTION CARRIED 6-0**

Gerald Prunier, Prunier & Prolman P.A.

Mr. Prunier introduced himself as representing the applicant. He said George Martel, representative of the applicant, and Brian Jones, project engineer, were also with him.

Brian Jones, Allen & Major Associates, Inc.

Mr. Jones gave an overview of the proposed project. He said James Mullarkey, project architect, was also available at the meeting to answer questions. He said the applicant is requesting a waiver regarding the requirement to install a sidewalk along Marmon Drive. There are currently no sidewalks in the neighborhood. They are also requesting a waiver regarding building architecture.

Mr. Varley asked if the paved surface was being expanded.

Mr. Jones said the paved surface will not be expanded into the residential zone, but there is approximately a 5,000SF difference between existing and proposed impervious area.

Ms. Mistry asked Mr. Jones to explain vehicle and pedestrian access to the site.

Mr. Kelly asked if they will be doing any blasting to put the new building in.

Mr. Jones said he was unsure.

Mr. Kelly asked if they will be using porous pavement.

Mr. Jones said no, but there will be a subsurface drainage system in place.

Mr. Weber asked for clarification regarding the placement of the stockade fencing. He also said if the area is lit 24/7, they could experience issues with vandalism.

George Martel, Chief Operating Officer

Mr. Martel said he agreed with Mr. Weber and it is something they will consider.

Mr. Weber asked if they will be using an outdoor P.A. system.

Mr. Martel said no.

Mr. Weber asked if the two dumpsters will remain enclosed.

Mr. Martel said they will be enclosed, but they are not sure if they will have one or two dumpsters at this time.

Mr. Weber asked if the fuel pump will be protected.

Mr. Martel said yes, and it will only be for internal use.

Mr. Weber asked if the EV charge station will allow public access.

Mr. Martel said yes.

Mr. Dookran asked if there was a need for pedestrian amenities in the automotive village.

Mr. Martel said his personal opinion is that people don't cross-shop between the abutting dealerships.

Mr. Prunier concluded his presentation and mentioned the previous car dealerships he has represented before the Planning Board in prior years. He added that sidewalk at this location would not make sense.

**SPEAKING IN OPPOSITION OR CONCERN**

Janice Kenney, 595-A South Main Street  
Scott Fields, 593-B South Main Street

**SPEAKING IN FAVOR**

None

**SPEAKING IN OPPOSITION OR CONCERN - REBUTTAL**

Mr. Jones said the proposed height of the new building is 26'. He is unsure the height of the existing structure but he estimates it is at least 26' high. The proposed building is of comparable building height. Regarding the existing stockade fence; yes, it will be removed. Regarding the unhealthy trees, the intention is to leave the existing vegetation and add a hard buffer. Regarding snow removal, snow will be stored in the inventory area, which should not be close to any of the abutters' lots. If that is not sufficient, the snow would be removed from the site. Regarding stormwater runoff, the abutter's concerns are certainly valid. The existing drainage infrastructure for the lot is not adequate, but the system they are proposing is much larger and has been reviewed by the City Engineer and DES. They will be greatly improving stormwater management on the site.

Mr. Martel said, regarding the project timeline, they expect it will be about 9 months from start to finish.

Mr. Jones said, regarding privacy concerns, they will be adding a solid fence atop an existing block wall. The total height of the wall and fence will be between 171-175 inches. Regarding lighting, it is difficult to determine the lighting levels that exist today. They are proposing a highly engineered product that will not create spillage onto the abutting properties. Regarding trash, dumpsters will be enclosed and the applicant is willing to schedule trash removal so that it is at a less offensive time, and during working hours only.

Mr. Martel said, regarding security cameras, there are six and they are limited to views of the site.

James Mullarkey, Curtis Architectural Group

Mr. Mullarkey said, regarding the question about ventilation, the service area is conditioned. The space where cars are detailed is not conditioned but has radiant heat.

Mr. Dookran asked if the proposed stormwater improvements will alleviate abutter concerns with flooding.

Mr. Jones said the new system will not exacerbate existing conditions.

Mr. Weber asked if the applicant would be willing to address the issue of mud and lack of vegetation in the abutting residential lots due to runoff.

Mr. Prunier said they will look at the problem and see what they can do.

David Kenney, 595-A South Main Street

Mr. Kenney said it would help if they moved one of the snow storage areas that abut his property. He asked what the applicant will do about the vacant land; it is often used as a cut-through.

Mr. Prunier said they will extend the fence. The applicant is amendable to maintaining snow storage to the back right corner of the property, as much as possible.

Ms. Panny said the Board decides to approve the plan, they should consider Jeanne Walker's letter dated January 14, 2016, which was provided in their packets.

**MOTION** by Mr. LeClair to approve New Business - Site Plan #3. It conforms to § 190-146(D) with the following stipulations or waivers:

1. The request for a waiver of NRO § 190-172, which sets building design standards, is granted, finding that the waiver will not be contrary to the spirit and intent of the regulation
2. The request for a waiver of NRO § 190-212, which requires that a sidewalk be located on one side of the street, is granted, finding that the waiver will not be contrary to the spirit and intent of the regulation.

3. Prior to the issuance of a building permit, all comments in an email from Cynthia Bautista dated December 28, 2015 shall be addressed to the satisfaction of the Fire Department.
4. Stormwater documents will be submitted to City staff for review and recorded at the applicant's expense prior to the issuance of a building permit.
5. Prior to any site disturbance, the Alteration of Terrain Permit for the project shall be approved by NHDES.
6. Any work within the right-of-way shall require a financial guarantee.
7. Prior to the chair signing the plan, minor drafting corrections will be made.
8. Prior to the issuance of a certificate of occupancy, all site improvements will be completed.
9. Trash removal to be accomplished during normal business hours.

**SECONDED** by Mr. Kelly

**MOTION CARRIED 6-0**

4. 596 West Hollis St Nashua, LLC (Owner) Montello St, LLC (Applicant) - Application and acceptance of proposed site plan amendment to convert an existing racquetball club into a self-storage facility with associated site improvements. Property is located at 596 West Hollis Street. Sheet E - Lot 1323. Zoned "R9" Suburban Residence. Ward 5.

Mr. Kelly stated that he is an abutter and would like to recuse himself.

**MOTION** by Mr. Weber that the application is complete and the planning board is ready to take jurisdiction.

**SECONDED** by Mr. LeClair

**MOTION CARRIED 5-0**

Gerald Prunier, Prunier & Prolman P.A.

Mr. Prunier introduced himself as representing the applicant. He gave an overview of the proposed project. He said they are requesting a waiver of architectural standards, landscaping and parking.

Mr. Weber asked if the book depository is going to stay or be removed. He also asked if there would be any dumpsters on the site.

Mr. Prunier said it has been removed.

Thomas Burns, TF Moran

Mr. Burns said there is a single screened dumpster pad proposed.

Mr. Weber asked where the new HVAC will be.

Mr. Burns said the intent is to locate on the back side of the building.

Mr. Robbins asked the hours of operation and access.

Mr. Burns said the hours of operation are 7 a.m. to 10 p.m., 7 days a week. A gate is proposed at the primary entrance and there will be a secondary gate on the north corner of the building.

Mr. Robbins asked for clarification on portable self-storage units.

Mr. Prunier said they met with abutters to answer their questions. He would like to make this information part of the public record.

#### **SPEAKING IN OPPOSITION OR CONCERN**

Roy Williams, 50 Gendron St.  
Robert Gervais, 590 West Hollis St.  
Dale Tessier, 46 Gendron St.  
Raymond Labrecque, 42 Gendron St.

#### **SPEAKING IN FAVOR**

None

#### **SPEAKING IN OPPOSITION OR CONCERN - REBUTTAL**

Mr. Prunier said, regarding noise, the waiver is not to waive the noise ordinance. The waiver is regarding architecture of the building. The applicant wants the site to be quiet for the neighbors. Regarding blasting, there are precautions that are required to be taken prior, including videotaping surrounding properties to assess existing conditions.



The project engineer spoke to concerns regarding stormwater and drainage. Some clearing behind the building will be required but they want to maintain the tree buffer as much as possible.

Ken Sweet, Owner

Mr. Sweet explained security on the site. Clients will need to use electronic access to get through the gates.

Mr. Varley asked if clients accessed their storage units electronically or by lock and key.

Mr. Sweet said clients provide their own lock and key. However, the building will have keypad access which cannot be accessed after-hours.

Mr. Varley asked if the security cameras were fixed and only captured onsite activity.

Mr. Sweet said yes, the cameras are for their own property security.

Mr. Williams spoke on behalf of the abutters. He said he believed the noise ordinance is included in the waiver request.

Mr. Varley asked staff for clarification.

Ms. Panny said the applicant is requesting a waiver of building design standards, not noise. The granting of this waiver would not waive the requirements of the noise ordinance. The paragraph referenced by the abutter, "F", relates to mechanical equipment.

Mr. Varley said this is a common waiver request that often comes before the Board. The granting of this waiver is focused on architecture, not noise.

Mr. Williams said he is concerned about the removal of the buffer for parking spaces that may or may not be used.

Mr. Prunier clarified that the parking area already exists.

**MOTION** by Mr. LeClair to approve New Business - Site Plan #4. It conforms to § 190-146(D) with the following stipulations or waivers:

1. The request for a waiver of NRO § 190-172, as it pertains to building design standards, is granted, finding that the waiver will not be contrary to the spirit and intent of the regulation.
2. The request for a waiver of NRO § 190-198, which establishes minimum parking standards, is granted, finding that the waiver will not be contrary to the spirit and intent of the regulation.
3. The request for a waiver of NRO § 190-279 (P), which requires submittal of a landscaping plan, is granted, finding that the waiver will not be contrary to the spirit and intent of the regulation.
4. All ZBA conditions of approval from the January 13, 2015 hearing are incorporated herein.
5. Prior to the issuance of a certificate of occupancy, all site improvements will be completed.
6. Stormwater documents will be submitted to City staff for review and recorded at the applicant's expense prior to the issuance of a building permit.

**SECONDED** by Mr. Weber

**MOTION CARRIED 5-0**

**OTHER BUSINESS**

1. Review of tentative agenda to determine proposals of regional impact.

**MOTION** by Mr. LeClair that there are no items of regional impact.

**SECONDED** by Mr. Robbins

**MOTION CARRIED 6-0**

2. Nomination Committee for NCPB Officers for calendar year 2016.

**MOTION** by Mr. Varley to appoint Ed Weber as the Nominations Committee and conduct elections at the next meeting.

**SECONDED** by Mr. Kelly

**MOTION CARRIED 6-0**

**DISCUSSION ITEMS**

None

**MOTION** to adjourn by Mr. Kelly. Meeting adjourned at 12:09pm.

APPROVED:

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Adam Varley, Chair, Nashua Planning Board

DIGITAL RECORDING OF THIS MEETING IS AVAILABLE FOR LISTENING DURING REGULAR OFFICE HOURS OR CAN BE ACCESSED ON THE CITY'S WEBSITE.

DIGITAL COPY OF AUDIO OF THE MEETING MAY BE MADE AVAILABLE UPON 48 HOURS ADVANCED NOTICE AND PAYMENT OF THE FEE.

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Prepared by: Mindy Lloyd

Taped Meeting